

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF PLANNING



Office of the Director

2007 JAN 22 PM 4: 54

D.C. OFFICE OF ZONING

RECEIVED

**FURTHER INFORMATION**

**TO:** District of Columbia Zoning Commission  
**FROM:** *H.S. Fev*  
Harriet Tregoning, Director  
**DATE:** January 22, 2007  
**SUBJECT:** Zoning Commission Case No. 05-42; Supplemental Report  
Consolidated PUD and Map Amendment  
Sibley Memorial Hospital- Medical Office Building (MOB)

**RECOMMENDATION**

OP recommends approval of the medical office building pursuant to SP-1 PUD limits and subject to DDOT's recommendation of approval of the traffic mitigation measures to reduce the impact of trip generation on the surrounding neighborhood.

OP's final report of September 29, 2006 requested additional information from DDOT regarding the traffic impacts presented by the proposed MOB. DDOT's recommendation will be forwarded under separate cover.

**BACKGROUND**

Based on community concerns with the building's originally proposed height and density impact on traffic in the neighborhood, OP's final report of September 29, 2006 recommended the applicant consider an option that remained within the SP-1 PUD limitations, and lower the building by two floors. The applicant currently proposes a 77-foot tall office building and a 2-story parking structure with a redesigned Dalecarlia Parkway intersection.

OP supported the provision of the following mitigation measures and amenities:

- Design and construction of the Dalecarlia Parkway intersection into Sibley's MOB as stipulated by DDOT and according to DDOT's schedule (to be determined by DDOT); and

ZONING COMMISSION  
District of Columbia  
CASE NO. 05-42  
EXHIBIT NO. 161

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- Contribution of \$140,000 to Iona Senior Services for the purchase of two vans (handicap and wheelchair accessible) to support IONA’s transportation initiatives.
- Improved landscaping plan for the Sibley campus, including a small park area to the front of the parking lot and a landscaped area which separates the entrance from the dedicated bus layover.

Subsequent to the originally scheduled hearing date of October 12, 2006 the applicant revised its original submission including:

- Removal of a floor of the medical office building with a resulting reduction in the building’s height from 90 feet to 77 feet 4 inches, a reduction in the GFA from 130,754 square feet to 113,123 square feet and an FAR from 2.71 to 2.14.
- Providing a basement floor in the garage thereby reducing the height of the original submission (from 3 stories to 2 stories as viewed from Loughboro Road) with 750 parking spaces.

The ANC 3D recommended denial of the proposed MOB’s original and revised submission and requested the applicant consider lowering the building to 65 feet to five stories and a reduce parking structure.

Table 1 highlights the project’s current design with the ANC’s and OP’s recommendations.

Requirement	SP-1 PUD Guidelines	Initial Project Design (SP-2 PUD)	ANC Recommendation	OP’s (SP-1 PUD) Recommendation	Revised Redesign
<b>Office Building</b>					
FAR	3.5	2.71		-	2.14
Building Height	75 ft.	90 ft.	65 ft.	75	77 ft. 4 in.
Number of Floors	N/A	7 and 2 mechanical	5 and 2 mechanical	-	6 and 2 mechanical
Lot Occupancy		63%	63%	63%	63%
Gross Floor Area		130,754 sq. ft.	92,624 sq. ft.	N/A	113,123 sq. ft.
<b>Parking Garage</b>					
	2 x the # of spaces for general office use for that district for the portion of the structure devoted to medical use  General office use: 1 space for every 1,800 sq. ft in excess of 2,000 sq. ft  Auditorium 1 per 10 seats for 1 <sup>st</sup> 1,000 seats	2 x the # of spaces for general office use for that district for the portion of the structure devoted to medical use  General office use: 1 space for every 1,800 sq. ft in excess of 2,000 sq. ft  Auditorium 1 per 10 seats for 1 <sup>st</sup> 1,000 seats  <b>3 stories with 750 spaces</b>	<b>525 spaces</b>	-	For 130,754 Sq. ft.: MOB + Auditorium = 143 + 24 = <u>167 spaces required</u>  <u>750 Spaces to be provided</u> by parking structure.  (ITE recommended ratio is 6 spaces per 1,000 feet of GFA = 784 spaces)  <b>2 story view from Loug. Rd</b> <b>1 floor now below grade</b>

**TABLE 1**

The applicant's current proposal falls within the SP-1 PUD guidelines with a requested flexibility to accommodate the proposed height of 77 feet 4 inches. Section 2405.3 states that the Commission may authorize an increase of not more than five percent (5%) in the maximum height ...provided that the increase is essential to the successful functioning of the project.

The applicant has stated to OP that the flexibility is necessary due to the height of the space required for equipment essential to the medical offices' operations. OP believes that the requested increase of 2 foot 8 inches above the maximum permitted is visually imperceptible and would have no appreciable effect on the density permitted by the SP-1 PUD designation.

## **NEW SUBMISSIONS**

### Trip Generation – Reduced Building Size

The applicant's traffic study dated December 22<sup>nd</sup>, 2006 concluded that the newly proposed building size of 113,123 square feet of gross floor area would reduce the total daily trips by approximately 14 percent. The total site trip generation is predicted at 3,965 trips per weekday. OP is relying on DDOT's analysis of the applicant's new submission to ascertain whether the reduced trip generation will positively affect the level of service at intersections and the quality of life issues initially raised by DDOT.

### Dalecarlia Intersection:

DDOT requested that the applicant redesign this intersection over safety concerns and the applicant has since submitted a redesigned intersection (revised January 5, 2007) for submission to DDOT. The redesigned intersection provides a more defined entrance to the hospital than currently exists and includes an area solely for the bus layover. The applicant has stated that relevant signage is included in the design, as well as along MacArthur Boulevard to facilitate traffic flow to and from the hospital campus.

### Landscaping:

An updated landscaping plan has also been submitted to reflect a redesign of the existing surface parking lot. The revised lot would include a new stormwater management system to retain run-off on site before entering the District's system. OP is satisfied that there is additional landscaping included in the revised plan than previously submitted.

## **ISSUES**

The ANC has expressed concern to OP that while the traffic has been reduced somewhat, the below-grade square footage was not included in the traffic model. The applicant stated that this area would not generate any new traffic because it will be entirely filled with equipment moved from other locations within the hospital. Although the new space

will be filled with relocated existing use, the application fails to address what use will be made of the old space. OP contends that based on the Zoning Regulations, if the hospital uses the leftover space for beds, then additional parking would be required at a rate of 1 space per bed (§ 2101). If any other hospital related use is located in the subject space then no additional parking will be required. Therefore, the intended use of the leftover space should be provided by the applicant.

### **ANC Recommendation**

Sibley presented their application to the full ANC at its regularly scheduled meetings in May, June, and September 2006, including the details of the site plan, the traffic impacts and the community benefits/amenities package prior to the hearing. The ANC voted to support the project with the following conditions:

1. The proposed Medical Office Building shall be reduced in height and square footage as described:
  - The building, not including the mechanical (18 feet permissible) shall be reduced in height from 90 feet to 65 feet.
  - The number of floors shall be reduced from 7 above grade to 5 above grade.
  - The above-grade square footage shall be reduced from 130,754 to 92,624.
  - If Sibley recalculates its proposed above-grade square footage to eliminate mechanical (a portion of Floor 7 at 8,907 square feet, all of Floor 8 at 4,315 square feet, and all of Floor 9 at 260 square feet), this recommendation shall be similarly adjusted so that the end result is elimination of two floors or roughly a 40,000-square-foot reduction.
  - Neither the footprint of the building nor the density of space shall be increased in such a way as to replace the above-eliminated height and square footage.
2. The number of doctors to occupy the Medical Office Building shall be reduced from 90-100 to 60.
3. The number of parking spaces in the new garage would be reduced from 750 to 525 in direct proportion to the reduction of MOB square footage. Further, in the event Sibley moves its existing helipad onto space now used for parking, any net loss of parking spaces shall be added into the new garage.

Therefore the ANC recommends a further reduction of one floor which would represent another 19,065 square feet, according to information provided to OP.

### **RECOMMENDATION**

The Office of Planning is supportive of the applicant's response to remain within the SP-1 PUD guidelines in keeping with community concerns regarding height, density and traffic impacts of the initial larger building. However, OP has no information regarding

DDOT's recommendations of the reduced building height and its resulting trip generation.

Therefore, OP would recommend approval of the MOB subject to DDOT's recommendations regarding the applicant's proposed traffic mitigation measures and transportation management plans to reduce traffic in the neighborhood.

OP supports the provision of the following mitigation measures and amenities:

- Design and construction of the Dalecarlia Parkway intersection into Sibley's MOB as stipulated by DDOT and according to DDOT's schedule (to be determined by DDOT);
- Green elements on the parking structure to reduce runoff and heat island effect;
- Contribution of \$140,000 to Iona Senior Services for the purchase of two vans (handicap and wheelchair accessible) to support IONA's programming transportation initiatives; and
- The transportation management plan included in the applicant's September 21, 2006 submission, subject to DDOT's recommendations or approval.



**MEMORANDUM**

**TO:** ANC 3D Commissioners  
 Sandy Spector

**FROM:** Adrienne Losh  
 Louis J. Slade, P.E.

**DATE:** December 22, 2006

**SUBJECT:** Sibley MOB Trip Generation – Reduced Building Size

This memorandum serves as an update to the Sibley Medical Office Building (MOB) trip generation that was presented in the Gorove/Slade Traffic Impact Study (TIS) submitted on June 9, 2006. Sibley has decided to modify their plan for the proposed MOB and reduce the building size from 130,754 square feet of gross floor area to 113,123 square feet of gross floor area (a 13 percent reduction in size).

The anticipated trips generated by the newly proposed building size (113,123 square feet of gross floor area) were calculated using the Institute of Transportation Engineers (ITE), *Trip Generation*, 7<sup>th</sup> edition. Table 1 shows the trip generation for the newly proposed building size. Table 2 shows the trip generation for the Sibley MOB as analyzed for the G/SA TIS dated June 8, 2006. With the size reduction, the total daily trips are reduced by approximately 14 percent<sup>1</sup>. The daily trips generated by the reduced size MOB represent approximately 5 percent and 7.5 percent of the total vehicular traffic on the surrounding roadway network for the AM and PM peak hours, respectively.

**Table 1 – Sibley MOB Trip Generation (Reduced Building Size)**

Land Use	ITE Code	Size	Trip Generation								
			AM Peak Hour			PM Peak Hour			Weekday		
			In	Out	Total	In	Out	Total	In	Out	Total
Medical Office Building	720	113,100 SF	221	59	280	96	258	354	2,203	2,203	4,406
<i>Synergy/Alternate Mode Reduction</i>		10% <sup>2</sup>	(22)	(6)	(28)	(10)	(26)	(35)	(220)	(220)	(441)
<b>New Total Site Trip Generation</b>			<b>199</b>	<b>53</b>	<b>252</b>	<b>86</b>	<b>232</b>	<b>319</b>	<b>1,983</b>	<b>1,983</b>	<b>3,965</b>

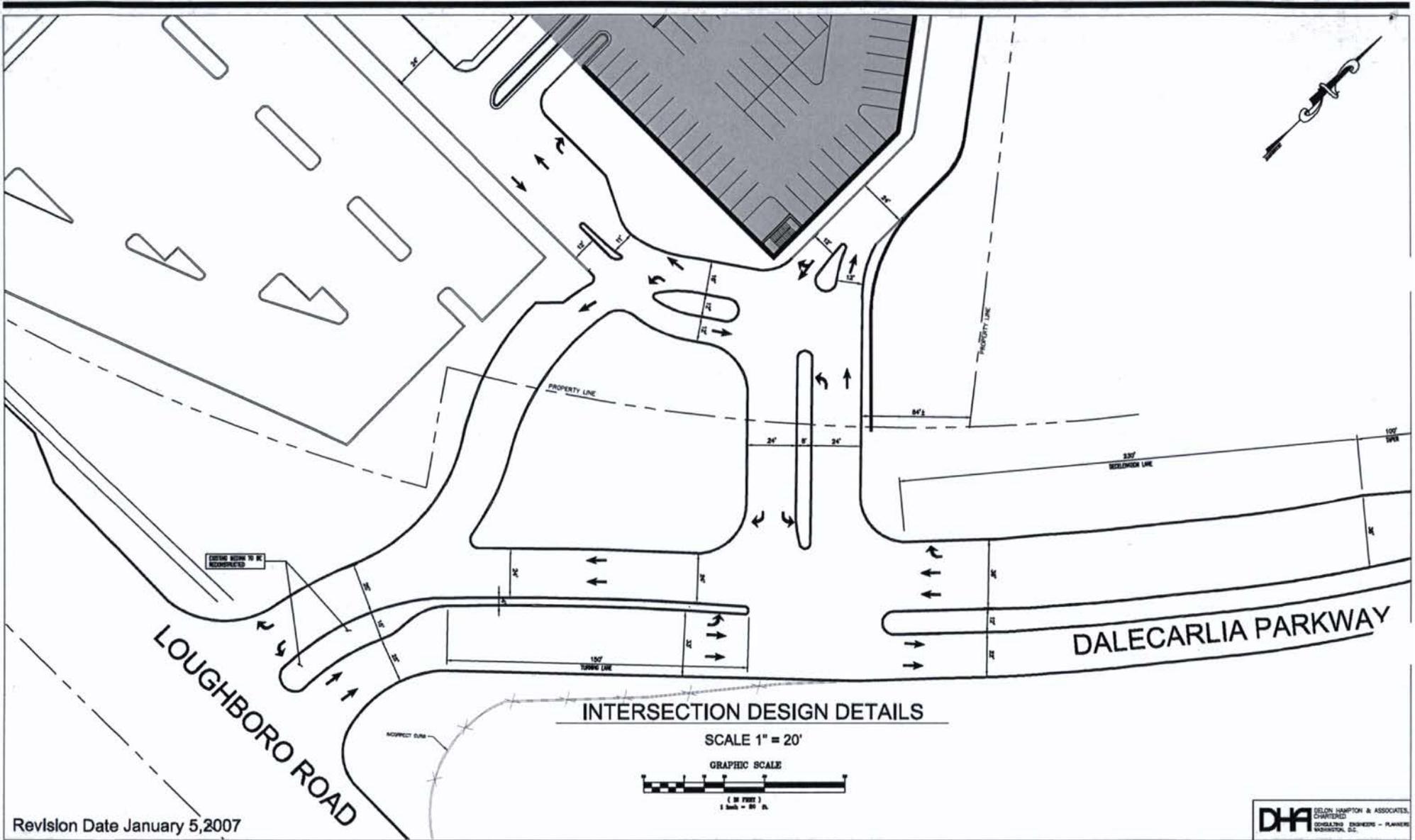
<sup>1</sup> The ITE trip generation equations are non-linear, therefore the total trips are not necessarily reduced at the same rate as the building size (14 percent versus 13 percent, respectively).

<sup>2</sup> A synergy/alternate mode reduction rate of 10% was applied to the trips based on methodology explained in a Gorove/Slade memorandum presented to DDOT on September 21, 2006.

**Table 2 – Sibley MOB Trip Generation (June 8, 2006 TIS)**

Land Use	ITE Code	Size	Trip Generation								
			AM Peak Hour			PM Peak Hour			Weekday		
			In	Out	Total	In	Out	Total	In	Out	Total
Medical Office Building <i>Synergy/Alternate Mode Reduction</i>	720	130,700 SF  10%	256 (26)	68 (7)	324 (32)	110 (11)	296 (30)	406 (41)	2,565 (256)	2,565 (256)	5,129 (513)
<b>Total Site Trip Generation</b>			<b>230</b>	<b>62</b>	<b>292</b>	<b>99</b>	<b>266</b>	<b>365</b>	<b>2,308</b>	<b>2,308</b>	<b>4,616</b>

In conclusion, the analysis results presented in the Gorove/Slade TIS remain valid. The 13% reduction in building size will result in a 14% reduction in vehicular trips. Therefore, as stated previously in the TIS, the MOB expansion at Sibley Memorial Hospital will not have a negative impact on the surrounding roadway network. The addition of the MOB traffic does not have significant impact as these additional trips can be accommodated by the current roadway configuration.



Revision Date January 5, 2007

**DHA** DELON HAMPTON & ASSOCIATES, CHARITABLE CONSULTING ENGINEERS - PLANNERS WASHINGTON, D.C.



**SIBLEY MEMORIAL HOSPITAL**  
 OUTPATIENT / MEDICAL OFFICE BUILDING & GARAGE

**WILMOT SANZ**  
 ARCHITECTURE  
 PLANNING

Submitted  
 AOC 3D and  
 SNRG on  
 1/10/07

**WHAT IS A RAIN GARDEN?**

A RAIN GARDEN IS AN ATTRACTIVE LANDSCAPE FEATURE PLANTED WITH PERENNIAL NATIVE PLANTS. IT IS A BOWL-SHAPED GARDEN, DESIGNED TO ABSORB STORMWATER RUN-OFF FROM IMPERVIOUS SURFACES SUCH AS ROOFS AND PARKING LOTS.

RAIN GARDENS CAN BE SMALL, FORMAL, HOMEOWNER STYLE GARDENS, LARGE COMPLEX BIORETENTION GARDENS, OR ANYWHERE IN BETWEEN.

**TYPICAL PLANTS FOUND IN A RAIN GARDEN INCLUDE:**

- ELDERBERRY (SAMBUCUS CANADENSIS)
- BLACK CHERRYBERRY (ARONIA MELANOCARPA)
- WINTERBERRY HOLLY (ILEX VERTICILLATA)
- ARROWWOOD VIBURNUM (VIBURNUM DENTATUM)
- MISTFLOWER (EUPATORIUM COELESTINUM)
- OX-EYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
- JOE PYE WEEED (EUPATORIUM FISTULOSUM)
- SWITCHGRASS (PANICUM VIRGATUM)
- OBEDIENT PLANT (PHYSTOSTEGIA VIRGINIANA)
- BLACK-EYED SUSAN (RUDIBEDIA HIRT)
- BROWN-EYED SUSAN (RUDIBECKIA FULGIDA)



**SIBLEY MEMORIAL HOSPITAL**  
 OUTPATIENT / MEDICAL OFFICE BUILDING & GARAGE

**LEWIS SCULLY GJONET**  
 LANDSCAPE ARCHITECTS

**WILMOT SANZ**  
 ARCHITECTURE  
 PLANNING



Provided to OP by ANC.

	Sibley proposed square footage	ANC proposed square footage	Sibley proposed height	ANC proposed height	Notes
<b>Medical Office Building</b>					
Basement					Mechanical
Ground floor (underground)	25,957	25,957	NA		Outpatient/surgery center
First	21,947	21,947	15.0	15.0	Outpatient services / Imaging / Ancillary diagnosis / Specialty Care / Practices / Admin
Second	19,065	19,065	12.5	12.5	MOB
Third	19,065	19,065	12.5	12.5	MOB
Fourth	19,065	19,065	12.5	12.5	MOB
Fifth	19,065	ELIMINATE	12.5	ELIMINATE	MOB
Sixth	19,065	ELIMINATE	12.5	ELIMINATE	MOB
Seventh	8,907	8,907	12.5	13	Meeting / Conf / Mechanical
Eighth - Mechanical	4,315	4,315	NA	NA	Mechanical
Ninth - Mechanical	260	260	NA	NA	Mechanical
<b>Total square footage for application</b>	<b>130,754</b>	<b>92,624</b>	<b>90</b>	<b>65</b>	
Total square footage inclu:ground floor	152,136	114,006			
<b>Total for 5 floors of offices (2-6)</b>	<b>104,232</b>	<b>66,102</b>			
<b>Net rentable for offices (85%)</b>	<b>88,597</b>	<b>56,187</b>			
# of doctors	95	60			
# of offices (1200 sq ft per)	74	47			
# of doctors per office	1.3	1.3			

<b>Parking Garage</b>	Sibley proposed	ANC proposed	Sibley proposed	ANC proposed
<b>Parking spaces needed for MOB</b>				
MOB square footage	130,754	92,624		
Spaces needed (6 per 1,000 sq ft)	785	556		
<b>Available un-used spaces (out of 1,464)</b>				
Current un-used parking inventory	360	360		
Displaced construction (subtract)	(329)	(329)		
Net un-used spaces:post-construction	31	31		
<b>New spaces needed in proposed garage</b>				
[Spaces needed minus net unused spaces post-construction]	754	525		
<b>Proposed actual spaces in garage</b>	<b>750</b>	<b>525</b>		
<b>Square footage proposed for garage</b>				
[Square footage per space]	345	345		
<b>Garage square footage</b>				
Ground	51,676	45,217	10.6	10.6
First	51,676	45,217	10.6	10.6
Second	51,676	45,217	10.6	10.6
Third	51,676	45,217	10.6	10.6
Fourth	51,676		10.6	
<b>Total-garage height</b>			<b>53</b>	<b>42</b>